

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lancaster County

State: PA

PJ's Total HOME Allocation Received: \$19,260,995

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	99.41 %	92.54 %	1	90.66 %	99	98	
% of Funds Disbursed	84.30 %	86.13 %	22	81.06 %	58	56	
Leveraging Ratio for Rental Activities	4.93	4.83	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.21 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.98 %	69.32 %	22	68.23 %	28	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.01 %	82.60 %	13	79.86 %	71	64	
% of 0-30% AMI Renters to All Renters***	38.10 %	37.61 %	13	44.82 %	36	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.82 %	98.45 %	14	94.65 %	65	62	
Overall Ranking:			In State:	12 / 29	Nationally:	65 65	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,619	\$19,557		\$25,419	559 Units	63.60 %	
Homebuyer Unit	\$6,202	\$15,500		\$14,530	221 Units	25.10 %	
Homeowner-Rehab Unit	\$23,001	\$15,967		\$20,251	25 Units	2.80 %	
TBRA Unit	\$6,414	\$5,674		\$3,156	74 Units	8.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$109,190	\$91,274	\$21,037
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	71.7	80.5	92.0	73.0
Black/African American:	9.0	5.9	8.0	13.5
Asian:	0.0	0.9	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	1.8	0.0	0.0

ETHNICITY:

Hispanic	18.3	10.9	0.0	13.5
----------	--	--	---	--

HOUSEHOLD SIZE:

1 Person:	41.6	19.9	40.0	5.4
2 Persons:	25.8	20.4	32.0	23.0
3 Persons:	19.7	29.4	8.0	35.1
4 Persons:	8.8	18.1	4.0	27.0
5 Persons:	3.4	8.1	4.0	6.8
6 Persons:	0.7	3.6	8.0	1.4
7 Persons:	0.0	0.5	0.0	1.4
8 or more Persons:	0.0	0.0	4.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	22.6	20.0	6.8
Elderly:	35.1	0.9	52.0	0.0
Related/Single Parent:	37.6	31.7	12.0	81.1
Related/Two Parent:	11.8	43.9	16.0	12.2
Other:	2.9	0.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.5	0.9 [#]
HOME TBRA:	0.5	
Other:	26.0	
No Assistance:	57.0	

of Section 504 Compliant Units / Completed Units Since 2001 129

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster County **State:** PA **Group Rank:** 65
State Rank: 12 / 29 PJs **Overall Rank:** 65
Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	58.98	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

